

Record of Proceedings

Aspen Highlands Village- Parking and Loading Dock Association

Held: Thursday 12 November 2009 at 10:00 a.m.

0197 Prospector Road, Suite 2105

Aspen Highlands Village, Aspen, Colorado 81611

A meeting of the Board of Directors of the AHV-PLDA, in the County of Pitkin, State of Colorado, was called to order by President Nicholas DiMeglio at 10:03 a.m. The following people were present:

- Nicholas DiMeglio-
- Ron Chauner
- Jordon Sarick
- Katalin Domszlay
- Michael Kiernan - Operations Manager
- Jennifer Donovan - Administrator/Recording Secretary

Members of the Public

- Kristen Pride

Approval of Agenda

Mr. Sarick added an item to Other Business on the Agenda. The item added was the odor coming from Building 7. Mr. Sarick moved to approve the Agenda, and Ms. Domszlay seconded, the motion as amended. The motion passed by a unanimous voice vote.

Approval of 3 December, 2008 Minutes

Upon a motion made by Dir. DiMeglio and seconded by Dir. Sarick, the minutes of the December 3, 2008 meeting were approved as presented by a unanimous voice vote.

Discussion of 2009 Budget

Dir. DiMeglio asked Mr. Kiernan to speak to the 2009 Budget. Mr. Kiernan reported that the most of the items in the PLDA Budget came under budget. Only Maintenance was over budget. Dir. DiMeglio made a comment regarding what he assessed was a success with the garage light operations project from 2009 and he passes on his thanks to Beach for a job well done. As the board review the 2009 Budget, Mr. Kiernan also pointed out that insurance premiums from 2009 would be increasing this year, to reflect a higher level of liability coverage in 2010. Mr. Kiernan went on to explain that the PLDA was now fully covered for all liability. Dir. Sarick posed a question to Mr. Kiernan regarding the Association's coverage on D.O. Insurance.

- Action Item** Dir. DiMeglio asked Mr. Kiernan to find out what the current D.O. Coverage was for the Association and that he report those findings to the Board at the 17 December 2009 Meeting. Mr. Kiernan agreed to pursue this issue.
- Discussion of Electric Car** Dir. Sarick inquired as to the usefulness of the electric car utilized by members of the PLDA staff. Mr. Kiernan reported that the unit was going well and while it may be a little dinged-up on the outside, it has been useful in carrying out PLDA duties efficiently.
- Approval of 2010 Audit** Dir. DiMeglio asked Mr. Kiernan to speak about the auditing firm, Chadwick Steinkirchner and Davis that was proposed to perform the 2009 Audit. Mr. Kiernan spoke to the Board about the line item in the 2010 Budget that accounts for the cost of the audit and also, mention was made to change the 2010 Carry Forward due to the fact that the Auditing Firm would come in approximately, \$4,000 cheaper than anticipated.
- Action Item** Mr. Kiernan will amend the 2010 Budget to reflect the lower price for audit. Additionally, Mr. Kiernan will issue a copy of the Letter of Engagement from the Auditing Firm for the board to review. Dir. Sarick agreed to be in charge of that review.
- Motion** Dir. Domszlay moved and Dir. Sarick seconded a motion to approve the proposed Auditors. The motion passed unanimously by voice vote.
- Discussion of Resolution 70-604 for 2010** Dir. Domszlay moved to approve 70-604 for tax purposes, Dir. Sarick seconded. The motion passed unanimously by voice vote.
- Discussion Regarding 2009 Budget Performance** President DiMeglio commented that the Association did well in 2009 in honoring the Budget directives, especially with regard to the capital improvement on the electrical modifications in the garage. The garage topic yielded a question from Dir. Sarick regarding parking. Ms. Pride also asked questions of Mr. Kiernan with regards to parking and assignment of spaces and the relationship of assessments to parking.
- Action Item** Dir. Sarick and President DiMeglio asked that Mr. Kiernan produce a parking chart for AHPLDA to be submitted to the board.

Discussion regarding 2010 Budget

Dir. Domszlay asked for clarity regarding the carry forward amount on the proposed 2010 of the Association. Mr. Kiernan explained the \$4,000 carry forward was a result of the lower cost to conduct the Audit of the 2009 Financials. A thorough discussion of the budget ensued and management answered all questions posed.

Motion

Dir. Domszlay moved, and Mr. Sarick seconded a motion to approve the proposed 2010 PLDA Budget with the amendment reflecting the \$4,000 carry forward in the Association budget.

Other Business

Bi-Annual PLDA Cleanings: Dir. DiMeglio questioned the timing of the PLDA bi-annual major cleanings. Mr. Kiernan responded that the cleanings are conducted in the spring and fall. The fall cleaning will be commenced when the Ritz completes construction and moving efforts. Additionally, Mr. Kiernan commented that the cleanings usually take approximately 4 business days to complete. Dir. DiMeglio encouraged Management to increase the level of communication with Association members regarding the timing and restriction association with the cleaning. Dir. Chauner complimented Esau Rodriguez and other PLDA staff for constantly being service-oriented and friendly.

Odor From Building 7: Dir. Sarick commented on the issue of the odor emanating from Building 7. Mr. Kiernan explained that it is the responsibility of the Aspen Skiing Company to address the cause and resolution of the smell in their building. Dir. Chauner commented that the Ski-co has had Glycol leaks before and he thinks the current odor has a similar quality to it. Mr. Kiernan went on to explain to the rest of the Board that the smell is intermittent and is also present near the vent from the storm drain located between Buildings 5 and 7. Dir. Sarick made it clear that he wanted swift movement by SkiCo to address the issue. Mr. Kiernan said that Management will provide reasonable assistance in the matter. Dir. DiMeglio asked if Management functions with a checklist of assets and a schedule of checking said assets. Mr. Kiernan answered that Management does in fact have such a checklist.

Action Item

Mr. Kiernan will provide the Board with a copy of this checklist, as per Dir. DiMeglio's recommendation.

Action Item

Mr. Kiernan will keep the Board updated as to the progress of eliminating the odor from Building 7 by the Ski Company.

Future Meeting

The annual membership meeting of the Parking and Loading Dock Association was set for Thursday December 17th at 12:00 pm at the White River Lodge, 0197 Prospector Road, Suite 2105, Aspen Highlands Village.

Adjournment

Dir. Sarick moved and Dir. Domszlay seconded to adjourn the meeting and by voice vote the meeting was adjourned.

The above minutes are an accurate representation of discussions and decisions held and made at the meeting.

By _____
Michael Kiernan
Operations Manager

Minutes Approved by Board on:
